

District II Advisory Board Minutes

April 7, 2008

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The District II Advisory Board meeting was held at 7:07 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. CM Schlapp was in attendance, (7) board members attended, (1) staff and approximately (7) citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Joe Johnson
Max Weddle
Marty Weeks
Sarah Devries
Phil Ryan
Tim Goodpasture
Larry Frutiger

David Mollhagen
Daryl Crotts
Brian Carduff
Nick Pompeo - Youth Member
Sam Jones - Youth Member

Staff Present

Antione Sherfield, Neighborhood Assistant
Donna Goltry

Members Absent

Aaron Mayes

Guests

Listed below.

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:07 p.m. DAB members did introductions. CM Schlapp welcomed everyone and explained how the DAB meeting is conducted. She advised that Chairman Joe Johnson runs the meeting as she likes to get feedback from her board on issues brought before them and feels that this is the best manner to receive that information.

APPROVAL OF MINUTES AND AGENDA

STAFF REPORT

1. Community Police Report

Officer John Bogle provided information pertaining to current crime trends in District II. Officer Bogle spoke about the mass disturbance that took place at the Rodeo Club on March 13, 2008. Officer Bogle stated that the Club reduced its capacity from 1,400 to 800 because of the disturbance. He also stated that the owner has increased security and is enforcing a dress code for patrons. There have not been any problems there the last couple of weeks. Officer Bogle also spoke of (2) shootings that took place at Club Lafa which is located at Rock Road between Harry St. and Pawnee Rd. They have not identified any suspects.

Officer Bogle also mentioned that residential burglaries have increased over the last couple of months. In most cases, the garage door has been left open. Once again, please make sure you close your garage door and monitor your surroundings at all times.

Recommended Action: Receive and file.

2. ZON2008-00015

Donna Goltry, provided presentation in reference to request for a change in zoning from “SF-5” Single-family Residential to “LC” Light Commercial. The applicant is seeking “LC” Limited Commercial zoning for 1.32 acres located on the north side of East Harry Street, approximately 2,600 feet west of Greenwich. The site is zoned SF-5 Single-Family Residential and developed with what appears to be a vacant residence. The site has 250 feet of frontage along Harry Street, with two driveways.

Adjacent Zoning And Land Use

North: SF-5 Single-family Residential; large-lot single family, drainage and single-Family residential subdivision
South: SF-5 Single –family Residential; single-family subdivision
East: SF-5 Single-family Residential; single –family residence
West: GO – General Office, subj. to PO-94; Church

Recommended Action: DAB voted (7-0) in favor of Planning Department’s recommendation. “LC” Light Commercial zoning be **denied**. However, staff recommends that “GO” General Office zoning be approved, subject to platting within one year and the following Protective Overlay development standards.

3. ZON2008-00010

Donna Goltry, provided presentation in reference to request for a change in zoning from “B” Multi-family to “LC” Limited Commercial. The application area contains approximately 0.4 –acres with 128 feet of frontage located along Central Avenue, one block East of Oliver. These lots are developed with two four-plexus, one on each lot, built in the early 1940’s, with what appears to be less than five off-street parking spaces serving eight dwelling units. The applicant proposes the rezoning to allow for the highest and best use to allow commercial development.

The subject site is located in flood zone AE. The AE flood zone is a flood insurance rate zone that corresponds to the 100-year floodplain that is determined in the Flood Insurance Study by detailed methods. Mandatory flood insurance purchase requirements apply. The waterway that flows through this area, the West Branch Dry Creek of Gypsum Creek, begins just North of Claude Lambe park and travels South through the LW Clapp Golf Course before joining Gypsum Creek Southeast of Hillside and Pawnee.

Adjacent Zoning And Land Use

North:	LC Limited Commercial	Fast Food Restaurant
South:	MF-29 Multi-family Residential	Four-plex
East:	B Multi-family Residential	Single-family Residential
	TF-3 Two-family Residential	Duplex
West:	LC Limited Commercial	Retail Strip Store

Agent Tim Austin did not accept the recommendation of the Planning Department due to side restrictions. He stated there was no basis for replatting which the Planning Department also recommended. Mr. Austin stated the owner of the property was interested in having a comprehensive study completed in regard to seeing if this was a flood area.

Recommended Action: The **DAB** voted (7-0) to defer this item until comprehensive study is completed.

4. CUP2008-08

Donna Goltry, provided presentation in reference to amend DP-111 to create a new parcel from parcel 1A, alter permitted uses, increase gross floor area by 22,760 square feet and alter building height. The property is located South of 32nd Street North and East of Rock Road.

The property is platted as Lot 2, Block 1, Mediterranean Plaza commercial Second Addition, recorded September 27, 1988. DP-111 originally was approved November 3, 1981, as Woodlawn Development No. 15 Amendment #1, approved March 17, 1987, configured the CUP with one large lot. Amendment #2 approved August 29, 1996, transferred a parcel from DP-194 to DP-111 and amended outdoor storage and parking for a Wal-Mart expansion. Amendment #3, to transfer more of DP-194 for expansion of the theater, was denied. Amendment #5, approved April 24, 2003, allowed the creation of Parcel 1A as a separate parcel and set maximum building coverage at 73,002 square feet and reduced the building setback from 75 to 50 feet along 32nd Street North. Since Amendment #5, two administrative adjustments have increased building coverage per CUP adjustment provisions that allow up to a 10 percent increase of the overall CUP.

Adjacent Zoning And Land Use

North:	LC,Go	Office, commercial strip center, vacant
South:	LC	Bowling alley, Wal-Mart
East:	GC	Theater
West:	LC	Restaurants, retail, office

Recommended Action: The **DAB** voted (7-0) in favor of Amendment Change.

5. CUP2008-0009

Donna Goltry, provided presentation in reference to a amendment to DP-239 to create parcel 12-D, increase height from 35 to 60 feet on parcel 12-D, and adjust parking requirements to one per hotel room an ten additional spaces for offices and common areas. The property is located Southwest of 13th Street North and Greenwich.

The property is platted as a portion of Lot 12, Block 1. The Gateway Center 2nd Addition, recorded in 2005. The CUP was originally approved in 2000, with four amendments to date.

Adjacent Zoning And Land Use

North:	LC, CUP	Vacant commercial, restaurants
South:	TF-3, SF-5	Single and two-family residential
East:	LC, CUP	Bowling alley, cinema
West:	LC, CUP	Hotel

Recommended Action: The **DAB** voted **(7-0)** in favor of amendment change.

With no further business, the meeting was adjourned at 7:45 p.m. The next DAB II meeting will be Monday May 5, 2008.

Respectfully Submitted,
Antione Sherfield, Neighborhood Assistant

Guest

Mark Savoy
Don Chesser
Mike Monteferrante
Greg Allison
Dale Green
Roger Matthew
Wally Seileel